

ABSOLUTE AUCTION

Tuesday, June 25th - 5:30 PM

AUCTION SITE: Homebuilders Association of Owensboro, 3515 Wathens Crossing, Owensboro, KY, just east of Carter Road. Watch for signs!

In order to assist in a 1031 Like Kind Exchange, Kurtz Auction & Realty has been authorized to sell the following properties **regardless of price:**

13 INVESTMENT PROPERTIES



**98 Colonial Court** 3 plex  
(2) 1 bedroom, 1 bath units  
3 bedroom, 1 bath unit  
New metal roof and AC in unit A  
*Currently rented for \$1,815 per month*



**319 Castlen Street**  
2 bedroom, 1 bathroom  
New roof, siding, and windows  
*Currently rented for \$925 per month*



**424 Jed Place**  
3 bedroom, 1 bathroom  
*Currently rented for \$930 per month*



**426 Cedar Street**  
3 bedrooms, 2 bathrooms  
*Currently rented for \$810 per month*



**1124 W 3rd Street**  
3 bedrooms, 1 bathroom  
New roof and windows  
*Currently rented for \$840 per month*



**1505 W 9th Street**  
2 bedrooms, 1 bathroom  
*Currently rented for \$1,250 per month*



**1728 Ohio Street**  
4 bedrooms, 1 bathroom  
Full remodel including windows, flooring, and kitchen  
*Currently rented for \$1,100 per month*

**Terms:** 10% down at the auction, balance on or before August 9th, 2024. Possession with deed subject to lease terms and tenant rights. Rents and 2024 property taxes will be pro-rated. Rental deposits will be transferred to the buyers at closing.

MORE ON OTHER SIDE

For more information visit [www.kurtzauction.com](http://www.kurtzauction.com) or call Clay Taylor, auctioneer.

OWNER: Dynasty Property Group, LLC

800-264-1204  
kurtzauction.com

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AUCTION & REALTY®



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## 13 INVESTMENT PROPERTIES



**1807 S. Chesterfield Drive**  
2 bedrooms, 1 bathroom  
New roof and windows  
*Currently rented for \$650 per month*



**1852 Chesterfield Drive**  
2 bedrooms, 1 bathroom  
Full remodel to include roof, flooring, and bathroom  
*Previously rented for \$950 per month*



**1906 Alexander Avenue**  
3 bedroom, 2 bathrooms  
New roof, siding, and windows  
Detached garage  
*Currently rented for \$1,025 per month*



**2030 Cullen Avenue**  
3 bedrooms, 1 bathroom  
Full remodel to include windows and roof  
*Currently rented for \$1,100 per month*



**3406 St. Ann Street**  
2 bedrooms, 1 bathroom  
New HVAC  
*Currently rented for \$730 per month*



**9401 US 60W**  
2 bedrooms, 1 bathroom  
Complete remodel to include roof, siding, windows and flooring  
*Currently rented for \$895 per month*

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Announcements made at auction take precedence over printed material  
2024

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